165.0	0002	0004.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	922,300 / 922,300
					USE VALUE:	922,300 / 922,300
					ASSESSED:	922,300 / 922,300

PROPERTY LOCATION

No	Alt No	Direction/Street/City
16	-18	SURRY RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	KIEJNA STEPHEN J/ETAL
Owner 2:	KIEJNA KAREN E
Owner 3:	
Street 1:	16-18 SURRY ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02476 Type:

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,040 Sq. Ft. of land mainly classified as Two Family with a Multi-Garden Building built about 1919, having primarily Wood Shingle Exterior and 3261 Square Feet, with 2 Units, 2 Baths, 0 3/4 Bath, 0 HalfBath, 12 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo	1	Level
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
104	5040.000	522,500		399,800	922,300
Total Card	0.116	522,500		399,800	922,300
Total Parcel	0.116	522,500		399,800	922,300

Source: Market Adj Cost | Total Value per SQ unit /Card: 282.81 | /Parcel: 282.8

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 109046

GIS Ref

GIS Ref

Insp Date 07/25/18

Parcel ID 165.0-0002-0004.0

!12757!

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	104	FV	522,600	0	5,040.	399,800	922,400	922,400	Year End Roll	12/18/2019
2019	104	FV	399,700	0	5,040.	399,800	799,500	799,500	Year End Roll	1/3/2019
2018	104	FV	401,200	0	5,040.	354,100	755,300	755,300	Year End Roll	12/20/2017
2017	104	FV	375,700	0	5,040.	297,000	672,700	672,700	Year End Roll	1/3/2017
2016	104	FV	375,700	0	5,040.	297,000	672,700	672,700	Year End	1/4/2016
2015	104	FV	333,700	0	5,040.	257,000	590,700	590,700	Year End Roll	12/11/2014
2014	104	FV	333,700	0	5,040.	248,500	582,200	582,200	Year End Roll	12/16/2013
2013	104	FV	344,000	0	5,040.	236,500	580,500	580,500		12/13/2012

PRINT

Date	Time
12/11/20	02:48:41

LAST REV

Date	Time
08/23/18	14:24:46

apro

SALES INFORMATION

TAX DISTRICT

PAT ACCT. 12757

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
BARBERA JOSEPHI	24744-404		7/29/1994		230,000	No	No		Y

USER DEFINED

Prior Id # 1:	109046
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/7/2012	986	Redo Kit	12,000					
7/9/2002	552	Dormers	50,000	O		G4	GR FY04	13X32 DORMER

ACTIVITY INFORMATION

Date	Result	By	Name
7/25/2018	MEAS&NOTICE	CC	Chris C
12/30/2008	Entry Denied	372	PATRIOT
12/21/1999	Mailer Sent		
12/3/1999	Measured	270	PATRIOT
7/17/1993		AJS	

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
104	Two Family		5040		Sq. Ft.	Site		0	70.	1.13	8									399,839						399,800	

Total AC/HA: 0.11570 | Total SF/SM: 5040 | Parcel LUC: 104 | Two Family | Prime NB Desc: ARLINGTON | Total: 399,839 | Spl Credit | Total: 399,800

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	13 - Multi-Garden		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	2	Total:	2
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	4 - Vinyl	20	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	BROWN		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1919	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G14	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	2		
% Heated:	100	% AC:	100
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	2	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AG - Avg-Good	26.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	26.4	%

CALC SUMMARY

Basic $ / SQ:	170.00
Size Adj.:	0.97392410
Const Adj.:	0.98990101
Adj $ / SQ:	163.895
Other Features:	108643
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	709893
Depreciation:	187412
Depreciated Total:	522481

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	12	BRs:	4	Baths:	2	HB	

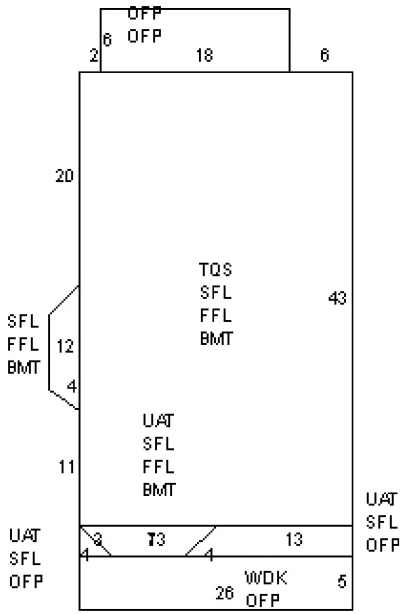
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	1	
1	6	3	
Totals			
2	12	4	

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
SFL	Second Floor	1,226	163.900	200,935
BMT	Basement	1,177	49.170	57,871
FFL	First Floor	1,177	163.900	192,904
TQS	3/4 Story	839	163.900	137,426
OFP	Open Porch	395	20.470	8,085
WDK	Deck	130	13.550	1,762
UAT	Upper Attic	20	114.730	2,266

Net Sketched Area:	4,963	Total:	601,249
Size Ad	3241.5	Gross Are	5302	FinArea	3261
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
UAT	100	FLA	100		

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	163.90
Special Features:	0	Val/Su Net:	105.28
Final Total:	522500	Val/Su SzAd	161.19

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

165.0-0002-0004.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	